



DAVID BRENTON'S TEAM

RE/MAX Select, REALTORS

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The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated information.

The information is deemed reliable, but not guaranteed.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
FRANKLIN WOODS, A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
IN MARION COUNTY, INDIANA

The undersigned, Southminster Associates, (sometimes referred to herein as "Owner" or "Developer"), for and as Owner and Developer of the real property described in Exhibit "A" attached, to be known as Franklin Woods - Sections 1 and 2, and for the benefit of all present and future owners of any lot or lots in, or occupants of, Franklin Woods, does hereby impose the within described Covenants, Conditions and Restriction on the land described in said Exhibit "A".

Article 1. Use Restrictions

All lots in this subdivision and all present and future owners or occupants thereof shall be subject to the following development standards, conditions and restrictions, which shall run with the land:

1.01. The lots located within Franklin Woods shall be used for detached single-family cluster dwellings in accordance with the present zoning of Franklin Woods by Marion County. No lot shall be used for any purpose not presently permitted by the zoning of Marion County without approval of the FRANKLIN WOODS HOMEOWNERS ASSOCIATION, a not-for-profit corporation, hereinafter more specifically defined and established; this provision is intended to, and shall prohibit, a change of presently permitted use by change of zoning without approval of said corporation.

1.02. Single-family dwellings shall have a minimum of 900 square feet of living area exclusive of open porches, garages and other unheated areas. Each dwelling shall have an attached garage. Split-level dwellings shall have a minimum of 900 square feet in total on the ground level floors. All driveways and vehicle parking areas shall be hard-surfaced. No gravel or stone driveways shall be permitted on any lot.

1.03. No building, basement, swimming pool, tennis court, fence, wall, hedge, or other enclosure, or any utility meter, mailbox, or other structure of any sort shall be erected, placed or maintained on any lot in said subdivision, nor shall any change, addition to or alteration thereof affecting the outward appearance thereof be made unless the same shall be in accordance with detailed

plans and specifications therefor showing the size, location, type, architectural design, quality, use and material of construction thereof, the color scheme therefor, the grading plan of the lot, and the finished grade elevation thereof, which detailed plans and specifications have first been approved in writing by the corporation.

1.04. No structure or any part thereof, other than a fence, hedge, wall, or other enclosure which shall first have been approved as provided in paragraph 1.03 above, shall be erected, placed or maintained on any lot nearer to the front or street line or lines than then building setback line or lines shown on the recorded plat. No structure of any sort shall be erected, placed or maintained on any lot nearer to any side lot line or rear lot line than is permitted by the appropriate zoning and building requirements of Marion County.

1.05. No portion of any residential lot or structure thereon shall be used or permitted to be used for any business purpose whatsoever; provided, however, the foregoing shall not apply to the various activities, or the construction and maintenance of buildings, if any, of Owner, its agents or assigns, during the construction and sale period. In addition, no noxious, offensive, or unreasonably disturbing activity shall be carried on upon any part or in any part of said subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance in said subdivision.

1.06. No trailer, tent, shack, garage, barn, car, or other temporary shelter or housing device shall be maintained or used as a residence, temporarily or permanently, in said subdivision, except by owner during construction of the project. No dwelling erected in said subdivision shall be used as a residence until the exterior thereof either has been completed in accordance with the detailed plans and specifications approved therefor as provided in paragraph 1.03 above or sufficient funds have been placed in escrow to assure such completion as weather conditions permit.

1.07. No clotheslines shall be located on any lot.

1.08. Any truck, motorcycle, boat, bus, tent, car, camper, trailer or other similar housing or recreational device, if stored on any said lot, shall be housed within a garage building.

1.09. No portion of any residential lot, except the interior of the residential dwelling located thereon and appurtenant garage, shall be used for the storage of automobiles, trailers, motorcycles or other vehicles, whether operative or not, scrap, scrap iron, water, paper, or glass, or any reclamation products, parts or materials, except that during the period an improvement is being erected upon any such lot, building materials to be used in the construction of such improvement may be stored thereon; provided, however, any building material not incorporated in said improvement within ninety (90) days after its delivery to such lot shall be removed therefrom. All improvements must be completed by an owner within one (1) year from the date of the beginning of the construction thereof. No sod, dirt or gravel other than incidental to construction of approved improvements, shall be removed from said lots without the written approval of the corporation or its successors and assigns.

1.10. No portion of any lot nearer to any street than the building setback line or lines shown upon the recorded plat of said subdivision shall be used for any purpose other than that of a lawn; provided, however, this covenant shall not be construed to prevent the use of such portion of said lot for walks, drives, trees, shrubbery, flowers, flower beds, ornamental plants, fence, hedge, wall or other enclosure which shall first have been approved as provided in paragraph 1.03 above for the purpose of beautifying said lot, but shall be construed to prohibit the planting or maintaining of vegetables and grains thereon except upon terms and conditions acceptable to and approved by the Franklin Woods Homeowners Association.

1.11. No weeds, underbrush, or other unsightly growths or objects of any kind shall be placed, be permitted to grow, or suffered to remain on any part of said premises. All lawn areas shall be maintained in a neat and orderly manner and shall

be mowed not less than is needed to maintain the lawn equal to or better in appearance than the surrounding neighborhood in general.

1.12. No trash burner, outdoor fireplace, or other device expelling gas or smoke shall be placed within twenty (20) feet of any adjoining lot line.

1.13. No television antennas shall be attached to the exterior of any residence. No towers of any kind including, but not limited to, television, radio and/or microwave towers, or dish-type antennas, shall be erected, placed or maintained on any lot in said subdivision.

1.14. Any tanks for the storage of propane gas or fuel oil shall be located and buried beneath the ground level; provided, however, propane tanks for service to the entire subdivision, or for construction operations, may be located above ground.

1.15. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose, that they are limited in number so as not to become a nuisance or disturbance to others, and that they are not permitted to run loose.

1.16. No sign or billboard of any kind shall be erected or maintained on any lot except (i) signs approved by the corporation; and (ii) signs used by Owner, its successors and/or assigns, to advertise lots in residences for sale during the construction and initial sales period.

1.17. No lot owner shall alter, impair or change any easement without first obtaining the written consents of the corporation and the lot owner or owners for whose benefit such easement exists.

1.18. All rubbish and debris, combustible and non-combustible, and all garbage shall be stored in underground containers, or stored and maintained in containers entirely within the garage or basement. However, rubbish, debris, combustible and non-combustible, and garbage may be stored in outside containers if approved by the corporation. Additional regulations for the

storage, maintenance and disposal of rubbish, debris, leaves and garbage may from time to time be established by the corporation or their successors and assigns.

1.19. No well for the production of gas, water, oil or otherwise, whether intended for temporary or permanent purposes, shall be drilled or maintained on any lot, nor shall such premises be otherwise used in any way which may endanger the health or unreasonably disturb the peaceable use of adjoining premises.

1.20. No individual water supply system or sewage disposal system shall be permitted on any lot without prior written approval by the corporation and Marion County, and, if approved, will be located and constructed in accordance with requirements, standards, and recommendations of the Indiana State Board of Health. No geothermal system shall be installed without prior approval by all applicable agencies. Solar heating systems of any nature must be approved by the corporation as to design and aesthetic quality prior to construction. Lot owners are hereby advised that solar heating systems will not be approved unless their design blends aesthetically with the structure and adjacent properties.

1.21. Drainage swales (ditches) or drainage retention areas along dedicated roadways and within the right-of-way, or on dedicated easements, are not to be altered, dug out, filled in, tiled, or otherwise changed without the written permission of the Department of Public Works of the City of Indianapolis, Indiana. Property owners must maintain these swales as sodded grassways, or other non-eroding surfaces. Water from roofs or parking areas must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed over these swales or ditches only when appropriate sized culverts or other approved structures have been permitted by the Department of Public Works of the City of Indianapolis, Indiana. Any property owner altering, changing, or damaging these drainage swales or ditches will be held responsible for such action.

Article 2. Lake and Common Open Spaces Covenants and Restriction

2.01. The areas marked D. & U. E. and Common Open Space, as shown on the plat drawings of Franklin Woods, Sections 1 and 2, are protected areas and may include a storm water detention area designed so as generally to retain water and have the appearance of a lake. Any such storm water detention (lake) area may extend into areas included in both sections of Franklin Woods.

2.02. No owner of any lot in Franklin Woods shall do or permit to be done any action or activity which could result in the pollution of the lake, diversion of water, change in elevation of the water level, earth disturbance resulting in silting or any other conduct which could result in an adverse effect upon water quality, drainage, or proper lake management, or otherwise impair or interfere with the use of the lake for drainage and related purposes for the benefit of Franklin Woods.

2.03. No swimming or motorized boating activity shall be conducted in, on or above said lake area.

2.04. The corporation may from time to time establish rules regarding the use of the lake and related drainage and utility easement area and the Common Open Space, provided such rules are not in conflict with the rules contained herein, are reasonably established to protect the safety and welfare of the residents of Franklin Woods and their guests as well as any other person or property in the vicinity of the lake and the Common Open Space and related drainage and utility easement area and/or are established to assure the continued service of the area for the purpose for which it was designed.

2.05. The corporation or the Department of Public Works of the City of Indianapolis, Indiana, shall have the authority to institute an action for injunction to abate any activity in violation of these plat restrictions and covenants or any rules and regulations regarding the use and maintenance of the lake and the Common Open Space and related drainage and utility easement areas that have been established pursuant to the provisions hereof, or to seek mandatory relief for the correction of any damage

caused to the lake, the Common Open Space, or interference with the drainage system, together with any damages incurred, and upon recovery of judgment shall be entitled to costs of the action together with reasonable attorneys' fees.

Article 3. Homeowners Association

A not-for-profit corporation to be known as FRANKLIN WOODS HOMEOWNERS ASSOCIATION, INC., shall be established to carry out the functions set forth for it in these Plat Restrictions and Covenants.

3.01. The Franklin Woods Homeowners Association, Inc., shall be guided by three (3) directors who initially shall be appointed by the undersigned at incorporation. Each lot owner of a lot in Franklin Woods shall become a shareholder of said corporation upon purchase of said lot.

3.02. The directors of said corporation shall serve until their successors are elected. Upon the incapacity, resignation or death of a director of the corporation, his successor shall be appointed by the remaining directors of the corporation within six (6) months of the incapacity, death or resignation of a director. In the event of the incapacity, resignation or death of a director of the corporation, and his successor is not appointed within six (6) months thereafter, the successor director shall be elected by the owners of a majority of the lots in said subdivision.

3.03. The corporation shall have the sole and exclusive right to establish grades and slopes on all lots in said subdivision and to fix the grade at which any residence shall hereafter be erected or placed thereon so that the same may conform to the general plan of development. All such grades and slopes shall be established on the engineering plans submitted to and approved by the corporation.

3.04. In requiring the submission of detailed plans and specifications as herein set forth, the parties hereto have in mind the development of said subdivision as an architecturally harmonious, artistic and desirable residential subdivision, and in approving or withholding its approval of any detailed plans

and specifications so submitted, the corporation, or its successors and assigns, may consider the appropriateness of the improvement contemplated with relation to improvements on contiguous or adjacent lots, its artistic and architectural merits, its adaptability to the lot on which it is proposed to be made, and such other matters as may be deemed to be in the interest and benefit of the owners of the lots in said subdivision as a whole.

3.05. All plans and specifications submitted to the corporation for consideration must be prepared by a registered architect or civil engineer, or by an experienced draftsman in form generally used by architects and engineers, except that proposals for exterior changes that generally would be made without the need for detailed plans and specifications, such as repainting a building with a different color plan or replacing a mailbox and post may be made without the submission of professionally prepared plans and specifications provided, however, that the corporation reserves the right to require the proposer to provide the opinion of a professional architect, surveyor or engineer in support of any proposal before giving its approval.

3.06. The corporate approval or disapproval as required in these Covenants shall be in writing, and any determination made by the corporation in good faith shall be binding on all parties in interest. If the corporation shall fail to approve or disapprove, or request additional information with respect to any proposed plans and specifications within thirty (30) days after the same shall have been submitted to it for approval, such plans and specifications shall be deemed to have received the approval of said corporation.

3.07. Notwithstanding compliance with the foregoing minimum living area requirements, the Department of Metropolitan Development of Marion County, Indiana, shall not issue an Improvement Location Permit for any dwelling upon any lot in this development, nor shall any dwelling be constructed unless the building and site plans presented by the lot owner have been approved by and bear the stamp of approval of the corporation, or its duly authorized representative, which approval and stamp shall be substantially in the following form, to-wit:

THIS SITE AND BUILDING PLAN FOR LOT _____ IN FRANKLIN WOODS HAS BEEN APPROVED FOR PERMITS AND CONSTRUCTION BY _____ ONLY, AS THE BUILDING CONTRACTOR FOR THE LOT OWNER, ALL AS REQUIRED BY THE PLAT.

FRANKLIN WOODS HOMEOWNERS ASSOCIATION, INC.

By: _____

or the building plans are essentially the same as those having blanket approval by the Franklin Woods Homeowners Association, Inc., for any lots in Franklin Woods.

3.08. The corporation, in addition to those remedies granted to it by law, such as the pursuit of court-ordered injunctions and other judicial relief, shall have the right in the event of any action or condition which the corporation or their successors and assigns determine to be in violation of these restrictions, to enter the property upon which violation is deemed by it to exist and to summarily abate and remove, at the expense of the owner thereof, the structure or condition deemed by it to be in violation hereof, and said corporation or their successors and assigns shall not by reason thereof be guilty in any manner of trespass for such entry, abatement or removal, or liable for damages by reason thereof, to any person whomsoever. Any failure to enforce these restrictions shall not be deemed a waiver thereof or any acquiescence in, or consent to, any continuing, further or succeeding violation hereof. If, in the opinion of the corporation, by reason of the shape, dimensions or topography of a particular lot in the subdivision, enforcement of these restrictions with respect to size of structure would constitute a hardship, the corporation may permit a variation which will, in its judgment, be in keeping with the maintenance of this subdivision as a desirable subdivision.

3.09. Franklin Woods may contain certain open space lying within the plat and certain landscaped areas lying within the adjacent public rights-of-way. In addition, landscape easement areas may be imposed on a portion of certain lots. The corporation shall have the right to enter onto such open space, public rights-

of-way and landscape easement areas from time to time as it deems necessary for purposes of maintaining all open space, landscaped areas and landscape easement areas described above which are located in Franklin Woods and may participate in the reasonable and proper maintenance of all other open spaces, landscaped areas and landscape easement areas located in both sections of Franklin Woods. In addition, the corporation shall provide weekly trash collection service if same is not provided by the municipality and, upon the approval of a majority of the lot owners in Franklin Woods, may provide other services such as snow removal if they are not adequately provided by the appropriate municipal government.

The plat drawing of Sections 1 and 2 of Franklin Woods contain areas marked D. & U. E. and Common Open Space (Drainage Utility Easement and Common Open Space). The corporation shall have the right to enter onto any D. & U. E. and C.O.S. area as it deems necessary or desirable for the purpose, of maintaining same or otherwise clearing obstructions that impede or might impede the designed flow of storm water across such areas.

In order to provide the funds necessary to pay for the services described in this paragraph, as well as other provisions of these Restrictions and Covenants, the corporation shall be empowered to levy, assess and collect from each and every lot owner in said Franklin Woods, such sums as may be approved by a vote of not less than 75% of the owner occupants of residences in Franklin Woods. Any amount so assessed or levied shall become a lien on each lot. In the event any amount so assessed or levied is not paid when due and remains in arrears for more than sixty (60) days, the corporation may cause to be filed with the Marion County Recorder a Notice of Lien describing the lot and the amount due and executed in accordance with the formalities then required to record a lien against real estate. The lien of the assessment provided for herein shall be subordinate to the lien of any first

mortgage. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessment as to the payments which became due prior to such sale or transfer period. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

3.10. The corporation has the power to expend its money on the reasonable care and proper maintenance of the Common Open Space, landscaped areas and "easement areas", including drainage, utility and sewer easement areas in any section of the Franklin Woods subdivision, and such other community services approved by a majority of the lot owners in Franklin Woods. The corporation herein established shall act as the Homeowners Association of both sections of Franklin Woods for purposes of establishing a budget for the maintenance of Common Open Spaces, landscaped areas and "easement areas" and the provision of other approved services as described above, and divide the cost of same among the lot owners in all sections of Franklin Woods.

3.11. Any and all of the rights, powers, duties and obligations which, in this instrument are assumed by, reserved to or given to the corporation may be assigned or transferred to any one or more corporations or associations which will agree to assume said rights, powers, duties and obligations and carry out and perform the same. Any such assignment or transfer shall be made by appropriate instrument in writing in which the assignee or transferee shall join for the purpose of evidencing its acceptance of such rights, powers, duties and obligations, which instrument shall be recorded and such assignee or transferee shall thereupon have the same rights and powers and be subject to the same obligations and duties as are herein given to and assumed by said corporation. In the event of such assignment or transfer, the assignor or transferor and its successors and assigns of said corporation,

shall thereupon be released from all the rights, powers, duties and obligations in this instrument reserved to or given to and assumed by said corporation. The right of assignment hereby reserved to the corporation is so reserved to the end that the rights, powers, duties and obligations reserved or given to it may be assigned to an association or corporation formed by the owners of lots in said subdivision or in said subdivision together with contiguous subdivisions, for the purpose of accepting said assignment; and such assignment may be made at such time as the corporation may determine. Whenever in this instrument reference is made to said corporation, such reference shall be deemed to include the successors and assigns of said corporation.

Article 4. Other Conditions

4.01. These covenants and restrictions shall be taken to be real covenants running with the land and shall be binding upon all parties, persons and corporations owning or acquiring land in said subdivision, and their heirs, executors, administrators, successors and assigns until December 31, 1997, and these restrictions shall be automatically extended in their entirety for successive periods of ten (10) years unless by appropriate instrument and writing, and consenting to their termination in whole or in part, shall be filed for record, executed and acknowledged by the owners of not less than a majority of the lots.

4.02. Any violation or attempt to violate any of the covenants or restrictions herein while the same are in force shall be sufficient reason for any other person or persons owning any lot in said subdivision to initiate proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and to prevent him or them from so doing, or to cause the removal of any violation and to recover damages or other dues for such violation or attempted violation.

4.03. All transfers and conveyances of each and every lot of said subdivision shall be made subject to these covenants and restrictions.

4.04. It is expressly agreed that if any covenant or condition or restriction hereinabove contained, or any portion thereof, is invalid or void, such invalidity or voidness shall in no way affect any other covenant, condition or restriction.

4.05. All costs of litigation and attorney's fees resulting from violation of these Covenants shall be the financial responsibility of the lot owner or owners found to be in violation.

4.06. Any corporation or association which may be the transferee or assignee as provided in paragraph 3.11 hereof shall have the same power to levy, assess and collect funds from lot owners and to expend such funds as are set forth in paragraphs 3.09 and 3.10 hereof for the Franklin Woods Homeowners Association. In addition, any transferee or assignee that is a non-profit association in which the owners of lots in Franklin Woods have the right to elect the directors of the association on a one-vote-per-lot basis shall have the right to levy, assess and collect an amount not to exceed One Hundred Dollars (\$100.00) per year from each and every lot owner in said Franklin Woods for purposes of carrying out its responsibility to the lot owners, provided such power shall not be effective unless persons making up a majority of the Board of Directors are owner-occupants of Franklin Woods, and provided further that such limit of One Hundred Dollars (\$100.00) per year may be increased in proportion to any increase in the Consumer Price Index of the U.S. Bureau of Labor Statistics from the base period of October, 1990.

4.07. Any homeowner's association formed for the purpose of maintaining and caring for all open space, landscaped areas and easement areas in any section of Franklin Woods and otherwise to protect the interests of the owners of lots in any section of Franklin Woods shall include in its membership the owners of all lots in Franklin Woods and subject each of them to this Declaration of Covenants, Conditions and Restrictions.

4.08. Wherever in the drawings and documents recorded as the plat of Franklin Woods - Section 1 and 2, statements appear to conflict with, or be inconsistent with, this Declaration, then the statements in this Declaration shall prevail.

IN WITNESS WHEREOF, the said Southminster Associates, an Indiana partnership, has caused this instrument to be executed by its respective duly authorized representative this 24th day of August, 1988.

Signed, acknowledged and delivered in the presence of:

SOUTHMINSTER ASSOCIATES, an Indiana partnership

Valerie A. Shepherd

Charles A. Pechette
By: Charles A. Pechette

STATE OF)
COUNTY OF) SS:

Before me, a Notary Public in and for said County and State, personally appeared Charles A. Pechette, who acknowledged that he did sign said instrument as general partner of said Southminster Associates, an Indiana partnership, on behalf of said partnership and by authority of its articles, and that said instrument is the voluntary act and deed of said Charles A. Pechette as such general partner and the voluntary act and deed of said partnership for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 24th day of August, 1988.

My Commission Expires:

June 9, 1990

Nancy Brown
Notary Public
NANCY BROWN
Printed Signature
County of Residence: Marion